

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-123</u></a>	<a href="#"><u>JOSE MILTON TRUST</u></a>
<a href="#"><u>03-154</u></a>	<a href="#"><u>A &amp; T HOLDINGS L. L. C.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/11/03 TO THIS DATE:

HEARING NO. 03-12-CZ5-2 (03-154)

4-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: A & T HOLDINGS L. L. C.

GU to RU-1M(b)

SUBJECT PROPERTY: That portion of the SW ¼ of Section 4, Township 52 South, Range 40 East being a portion of Tracts 19 through 23 of CHAMBERS LAND COMPANY SUBDIVISION of said SW ¼ of said Section 4, Plat book 2, Pages 27 & 68. Said parcel being bounded as follows:

On the south by the south line of said Section 4; on the north and east by the west right-of-way line of I-75 (State Road 93) as shown on Florida Department of Transportation Right-of-Way Map Section 87075-2402 (last revised 12<sup>th</sup> July, 1978, Sheets No. 3 through 7); on the west by the east right-of-way line of the Homestead Extension of Florida's Turnpike as shown on Florida Department of Transportation Right-of-Way Map Section 87005.2313 (last revised 1<sup>st</sup> of November, 1971, Sheets No. 1 through 5).

LOCATION: The Northeast corner of theoretical N.W. 186 Street & theoretical N.W. 97 Avenue, and lying E/ly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.97 Acres

GU (Interim)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

APPLICANT: JOSE MILTON TRUST

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN TRACT

- (2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.
- (3) Applicant is requesting to permit 29 street trees (49 required), 189 lot trees (541 required) and 4,823 shrubs (5,900 required).

REQUESTS #2 & #3 ON THE NORTHERN AND SOUTHERN TRACTS

- (4) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by The Zoning Appeals Board, reading as follows:

FROM: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Apartments Conversion for Country Club Towers’, as prepared by Salvador M. Cruxent, Architect, dated 12-20-84, and consisting of 3 pages.”

TO: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Country Club Towers Second Phase II’, as prepared by Salvador M. Cruxent, consisting of 12 sheets – Sheets A1.1 & A1.2 dated last revised 01/08/04, A1.3 through A5.2 dated last revised 1/6/04 and landscape plans entitled ‘Phase II Country Club Towers Apartment Complex,’ as prepared by EGS2 Corp., consisting of 5 sheets, dated signed and sealed 1/6/04.

The purpose of this request is to permit the applicant to submit revised site plans for expansion of a residential apartment development onto additional property to the south..

- (5) DELETION of three (3) agreements as recorded in Official Records Book 7397, Pages 597 through 603, Official Records Book 7397, Pages 604 through 609 and Official Records Book 7397, Pages 620 through 625.

The purpose of this request is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 & #5 ON THE NORTHERN TRACT

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) OR §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #4 & #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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HEARING NO. 04-2-CZ5-1 (03-123

11-52-40  
Council Area 5  
Comm. Dist. 13

APPLICANT: JOSE MILTON TRUST

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: The Southeast corner of N.W. 186 Street, & N.W. 68 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.3 Acres

BU-1A (Business – Limited)

RU-4L (Limited Apartment House 23 units/net acre)

RU-4M (Modified Apartment House 35.9 units/net acre)

RU-4 (apartments 50 units/net acre)